041.0	0004	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	877,900	/	877,900
USE VALUE:	877,900	/	877,900
ASSESSED:	877,900	/	877,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUGGAN ANDREW ETAL - #39
Owner 2:	39 DARTMOUTH STREET LLC - #41
Owner 3:	
Street 1:	93 BROADWAY
Street 2:	CONDO CONVERSION
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02145 Type:

PREVIOUS OWNER

Owner 1:	FROSH WENDY J/TRUSTEE -
Owner 2:	WENDY FROSH TRUST -
Street 1:	10401 GROSVENOR PL APT 1206
Twn/City:	N BETHESDA
St/Prov:	MD Cntry:
Postal:	20852

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	429,000	4,900	444,000	877,900
Total Card	0.103	429,000	4,900	444,000	877,900
Total Parcel	0.103	429,000	4,900	444,000	877,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.60 | /Parcel: 397.6

Legal Description

User Acct 28320

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,100	4900	4,500.	444,000	878,000	878,000	Year End Roll	12/18/2019
2019	104	FV	335,300	4900	4,500.	471,800	812,000	812,000	Year End Roll	1/3/2019
2018	104	FV	335,300	4900	4,500.	344,100	684,300	684,300	Year End Roll	12/20/2017
2017	104	FV	314,300	4900	4,500.	299,700	618,900	618,900	Year End Roll	1/3/2017
2016	104	FV	314,300	4900	4,500.	255,300	574,500	574,500	Year End	1/4/2016
2015	104	FV	279,800	4900	4,500.	249,800	534,500	534,500	Year End Roll	12/11/2014
2014	104	FV	279,800	4900	4,500.	205,400	490,100	490,100	Year End Roll	12/16/2013
2013	104	FV	291,300	4900	4,500.	195,400	491,600	491,600		12/13/2012

!3452!

PRINT

Date	Time
12/10/20	18:42:18

LAST REV

Date	Time
12/08/20	10:56:53

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3452

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FROSH WENDY J/T	73165-381	1	8/23/2019	Change>Sale	890,000	No	No		
FROSH WENDY J	31197-485		3/8/2000	Convenience	1	No	No	4	
	13480-278		6/1/1978		57,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2020	353	Heat App	22,000	C				
10/30/2019	1733	Inter Fi	200,000	C				
10/29/2019	1734	Inter Fi	200,000	O				
6/7/2013	822	Siding	15,499					
10/30/2000	844	Porch	6,500		11/16/2000			REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	Permit Visit	DGM	D Mann
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
1/14/2009	Meas/Inspect	294	PATRIOT
3/21/2000	Inspected	264	PATRIOT
3/1/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98194265
Adj $ / SQ:	187.887
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582902
Depreciation:	153886
Depreciated Total:	429016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

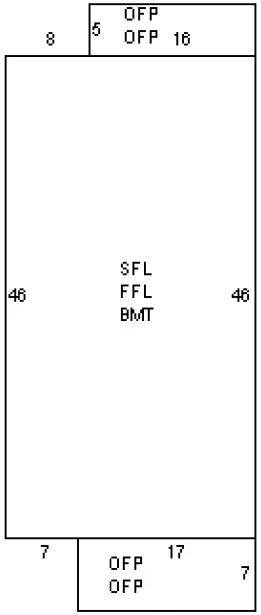
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.89
Special Features:	0	Val/Su Net:	115.63
Final Total:	429000	Val/Su SzAd	194.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.370	62,228
FFL	First Floor	1,104	187.890	207,428
SFL	Second Floor	1,104	187.890	207,428
OFP	Open Porch	398	20.270	8,069

Net Sketched Area:	3,710			Total:	485,153
Size Ad	2208	Gross Are	3710	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1923	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900